039.0	0002	0007.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	901,800 /	901,800
					USE VALUE:	901,800 /	901,800
					ASSESSED:	901,800 /	901,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
102		NORTH UNION ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GOROKHOVSKY EUGENE
Owner 2:	GOROKHOVSKY MIRYAM
Owner 3:	
Street 1:	102 NORTH UNION STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	COSTA THERESA--TRUSTEE -
Owner 2:	THERESA COSTA TRUST -
Street 1:	102 NORTH UNION STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474-3633

NARRATIVE DESCRIPTION

This parcel contains .238 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1940, having primarily Brick Veneer Exterior and 3170 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10366.000	434,000		467,800	901,800
Total Card	0.238	434,000		467,800	901,800
Total Parcel	0.238	434,000		467,800	901,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 284.47 | /Parcel: 284.47

Legal Description

User Acct 25699

GIS Ref

GIS Ref

Insp Date 12/06/18

Entered Lot Size

Total Land:

Land Unit Type:

!3190!

PREVIOUS ASSESSMENT

Parcel ID 039.0-0002-0007.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	434,000	0	10,366.	467,800	901,800		Year end	12/23/2021
2021	101	FV	420,900	0	10,366.	467,800	888,700		Year End Roll	12/10/2020
2020	101	FV	420,900	0	10,366.	467,800	888,700	888,700	Year End Roll	12/18/2019
2019	101	FV	322,000	0	10,366.	424,000	746,000	746,000	Year End Roll	1/3/2019
2018	101	FV	322,000	0	10,366.	402,000	724,000	724,000	Year End Roll	12/20/2017
2017	101	FV	322,000	0	10,366.	350,900	672,900	672,900	Year End Roll	1/3/2017
2016	101	FV	322,000	0	10,366.	299,700	621,700	621,700	Year End	1/4/2016
2015	101	FV	314,300	0	10,366.	277,800	592,100	592,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	22:43:33

LAST REV

Date	Time
05/14/19	14:34:32
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3190

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COSTA THERESA--	30677-210		9/21/1999		339,000	No	No		
COSTA THERESA J	24038-451		12/15/1993		1	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
12/6/2018	MEAS&NOTICE	CC	Chris C
1/17/2009	Meas/Inspect	372	PATRIOT
6/14/2000	MLS		
3/7/2000	Mailer Sent		
2/29/2000	Measured	197	PATRIOT
11/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	25699
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10366		Sq. Ft.	Site		0	64.	0.71	3									467,827						467,800	

Total AC/HA:	0.23797	Total SF/SM:	10366	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	467,827	Spl Credit		Total:	467,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1940	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:	1	Rating:	Fair
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.18164551
Const Adj.:	1.01959801
Adj $ / SQ:	156.624
Other Features:	114362
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	533175
Depreciation:	99171
Depreciated Total:	434004

COMMENTS

BMT HAS KITCHENETTE, BATH.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

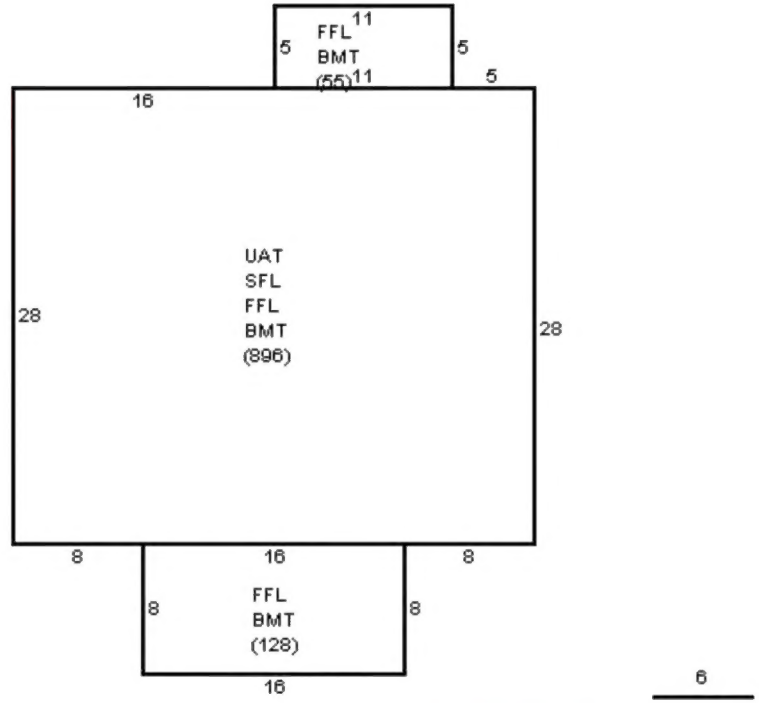
No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	156.62
Special Features:	0	Val/Su Net:	132.40
Final Total:	434000	Val/Su SzAd	219.75

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,079	78.700	84,921
FFL	First Floor	1,079	156.620	168,998
SFL	Second Floor	896	156.620	140,336
UAT	Upper Attic	224	109.640	24,559

Net Sketched Area:	3,278			Total:	418,814
Size Ad	1975	Gross Area	3950	FinArea	3170

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	90		
UAT	100	FLA	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

039.0-0002-0007.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X5	A	AV	1999	0.00	T	16	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	